

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

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William O. Ross IV

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Tenth District PTSA

Connie Yee (Alternate)

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Vacant

AARP

Vacant

L.A. City Mayor' Office

Joseph P. Buchman – Legal Counsel

Burke, Williams & Sorensen, LLP

Lori Raineri and Keith Weaver – Oversight

Consultants

Government Financial Services Joint

Powers Authority

Timothy Popejoy

Bond Oversight Administrator

Perla Zitle

Bond Oversight Coordinator

RESOLUTION 2024-22

BOARD REPORT 304-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR ACCESSIBILITY ENHANCEMENT PROJECTS, TWO BARRIER REMOVAL PROJECTS, AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, Los Angeles Unified School District (District) Staff proposes that the Board of Education (Board) define and approve four accessibility enhancement projects at Haskell Elementary STEAM Magnet, Parthenia Academy of Arts & Technology, Perez Special Education Center, and Willenberg Special Education Center, and two barrier removal projects at Hollywood HS and Lowman Special Education & Career Transition Center, to support the implementation of the Board approved Self-Evaluation and Transition Plan (Transition Plan) under the Americans with Disabilities Act (ADA), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) accordingly; and

WHEREAS, District Staff also requests that the Board authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed projects including budget modifications and the purchase of equipment and materials; and

WHEREAS, Under the Transition Plan, each school is assigned to one of three levels of accessibility (Category One, Two, or Three) based on assessments of more than two dozen criteria, including school programs, matriculation options, feeder pattern, geographic location, known (or anticipated/matriculating) population of students with disabilities or parents/guardians with disabilities, type of instructional model, and public input. The assigned category reflects the level of accessibility the site needs to meet. Schools that do not yet meet the criteria for their assigned category will undergo accessibility improvements and are prioritized for project development based on the criteria mentioned above. The three categories of accessibility are as follows:

RESOLUTION 2024-22

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR ACCESSIBILITY ENHANCEMENT PROJECTS, TWO BARRIER REMOVAL PROJECTS, AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

- Category One: These are “key” schools and will have the highest level of access, generally in accordance with applicable physical accessibility standards. Category 1A will provide “full accessibility” for the schools that were built to new construction standards, while Category 1B will provide “high accessibility” for schools that have been altered with some limited exceptions.
- Category Two: These will be “program-accessible” schools. The core spaces and features of these schools would be made accessible; in addition, program accessibility would be provided to all programs and activities at the school.
- Category Three: These schools will have “core access,” which means that the core spaces (certain common spaces) would be made accessible, to ensure a basic level of access to the building. These include, for example, parking, the main entrance and main office, assembly areas, and some restrooms.

WHEREAS, The four school sites for which an accessibility enhancement project is being proposed do not yet meet their assigned category/level of accessibility and thus require facilities improvements. The scope, schedule, and budget for each proposed project reflects the existing known conditions at each school site and the improvements necessary to meet each schools’ assigned category of accessibility. The conditions of significance include acreage, topography, square footage, existence of multi-story buildings, age of buildings, as well as the number of schools, programs, features, and activities at a school site; and

WHEREAS, A need to accommodate students and staff with disabilities to access classroom buildings at Hollywood HS and Lowman Special Education & Career Transition Center has been identified. Facilities staff were previously delegated authority to execute and expend Bond Program funds for Rapid Access Program (RAP) projects in response to an individual student’s need for programmatic access. These projects require minor installments and adjustments to facilities to ensure a barrier-free learning environment, do not require Division of the State Architect (DSA) approval and thus can be completed “rapidly” with a project budget that does not exceed \$250,000. The proposed barrier removal projects at Hollywood HS and Lowman Special Education & Career Transition Center do not meet the parameters of the RAP due to their scope and budget. As such, the staff is presenting the project proposals to the Board for approval; and

WHEREAS, The total combined budget, as currently estimated, for the six proposed projects is \$31,421,060 and will be funded by Bond Program funds embarked specifically for ADA Transition Plan Implementation; and

WHEREAS, the District Office of General Counsel has reviewed the proposed Projects and determined that they may proceed to the Bond Oversight Committee for its consideration for recommendation to the Board of Education.

WHEREAS, District Staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified’s ability to successfully complete the Facilities SEP.

RESOLUTION 2024-22

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE FOUR ACCESSIBILITY ENHANCEMENT PROJECTS, TWO BARRIER REMOVAL PROJECTS, AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Bond Citizens' Oversight Committee recommends that the Board define and approve four accessibility enhancement projects, two barrier removal projects, and amend the Facilities SEP, accordingly, as described in Board Report No. 304-23/24, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Oversight Committee's website.
3. Los Angeles Unified is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the Oversight Committee and the District

ADOPTED on May 23, 2024, by the following vote:

AYES: 10

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Margaret Fuentes/

Margaret Fuentes
Chair

/Michael Hamner/

D. Michael Hamner
Vice-Chair



Board of Education Report

File #: Rep-304-23/24, **Version:** 1

Define and Approve Four Accessibility Enhancement Projects, Two Barrier Removal Projects, and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

June 04, 2024

Facilities Services Division and Division of Special Education

Action Proposed:

Define and approve four accessibility enhancement projects at Haskell Elementary STEAM Magnet, Parthenia Academy of Arts & Technology, Perez Special Education Center, and Willenberg Special Education Center as described in Exhibit A, and two barrier removal projects at Hollywood HS and Lowman Special Education & Career Transition Center as described in Exhibit B, to support the implementation of the Board of Education (Board) approved Self-Evaluation and Transition Plan (Transition Plan) under the Americans with Disabilities Act (ADA), and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the six proposed projects is \$31,421,060.

Authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the projects including budget modifications and the purchase of equipment and materials.

Background:

On October 10, 2017, the Board approved the Transition Plan under the Americans with Disabilities Act to further Los Angeles Unified efforts to comply with ADA Title II program accessibility requirements (Board Report No. 124-17/18). The Transition Plan outlined Los Angeles Unified's proposed approach to providing program accessibility, which considers the characteristics of Los Angeles Unified, student population, variety of educational programs, as well as the existing level of accessibility. The Transition Plan established a specific approach and goals for achieving program accessibility within eight years through facility modifications and operational means.

Under the Transition Plan, each school is assigned to one of three levels of accessibility (Category One, Two, or Three) based on assessments of more than two dozen criteria including school programs, matriculation options, feeder pattern, geographic location, known (or anticipated/matriculating) population of students with disabilities or parents/guardians with disabilities, type of instructional model, and public input. The assigned category reflects the level of accessibility the site needs to meet. Schools that do not yet meet the criteria for their assigned category will undergo accessibility improvements and are prioritized for project development based on the criteria mentioned above. The three categories of accessibility are as follows:

- **Category One:** These are “key” schools and will have the highest level of access, generally in accordance with applicable physical accessibility standards. Category 1A will provide “full accessibility” for the schools that were built to new construction standards, while Category 1B will provide “high accessibility” for schools that have been altered with some limited exceptions.
- **Category Two:** These will be “program-accessible” schools. The core spaces and features of these

schools would be made accessible; in addition, program accessibility would be provided to all programs and activities at the school.

- **Category Three:** These schools will have “core access,” which means that the core spaces (certain common spaces) would be made accessible, to ensure a basic level of access to the building. These include, for example, parking, the main entrance and main office, assembly areas, and some restrooms.

The four school sites for which an accessibility enhancement project is being proposed do not yet meet their assigned category/level of accessibility and thus require facilities improvements. The scope, schedule, and budget for each proposed project reflects the existing known conditions at each school site and the improvements necessary to meet each schools’ assigned category of accessibility. The conditions of significance include acreage, topography, square footage, existence of multi-story buildings, age of buildings, as well as the number of schools, programs, features, and activities at a school site.

A need to accommodate students and staff with disabilities to access classroom buildings at Hollywood HS and Lowman Special Education & Career Transition Center (Lowman) has been identified. Facilities staff were previously delegated authority to execute and expend Bond Program funds for Rapid Access Program (RAP) projects in response to an individual student’s need for programmatic access. These projects require minor installments and adjustments to facilities to ensure a barrier-free learning environment, do not require Division of the State Architect (DSA) approval and thus can be completed “rapidly” with a project budget that does not exceed \$250,000. The proposed barrier removal projects at Hollywood HS and Lowman do not meet the parameters of the RAP due to their scope and budget. As such, the staff is presenting the project proposals to the Board for approval.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens’ Oversight Committee (BOC) at its meeting on May 23, 2024. The presentation that was provided is included as Exhibit E. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate Los Angeles Unified’s ability to successfully complete the Facilities SEP.

Expected Outcomes:

Define and approve four accessibility enhancement projects and two barrier removal projects, as detailed in Exhibits A and B, and adopt the proposed amendment to the Facilities SEP to incorporate therein. Approval will authorize staff to proceed with the implementation of the proposed projects.

Board Options and Consequences:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to immediately begin designing the proposed projects at six school sites.

If the Board does not approve the proposal, staff will be unable to initiate the four proposed accessibility enhancement projects, which are necessary to achieve program accessibility as outlined in the Transition Plan, and the two barrier removal projects, which is required for compliance with Section 504 of the Rehabilitation Act and the ADA.

Policy Implications:

The proposal furthers implementation of the Transition Plan. As outlined in the Transition Plan, at Category One, Two and Three schools, an appropriate number of classrooms will be identified to serve as accessible

learning spaces, some of which may require facility improvements to meet the criteria for their assigned accessibility category. Additionally, the proposed action will advance the Los Angeles Unified 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by implementing accessibility improvements at schools.

Any potential future room changes by Administrators or Principals will be reviewed by the Division of Special Education, the ADA Compliance Administrator, and the Facilities Services Division to ensure that new accessibility problems are not created as a result of the classroom moves. This will be done in close coordination with school staff to ensure disruptions are minimized.

Budget Impact:

The total combined budget, as currently estimated, for the six proposed projects is \$31,421,060. The projects will be funded with Bond Program funds earmarked specifically for ADA Transition Plan Implementation.

Each project budget was prepared based on the current information known, and assumptions about the project scope, site conditions, and market conditions. Individual project budgets will be reviewed throughout the planning, design, and construction phases as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of each project.

Student Impact:

The six proposed projects will remove barriers to program accessibility for approximately 2,620 students and qualified members of the community and ensure that all have an equal opportunity to access programs and activities at each campus.

Equity Impact:

Facilities works to coordinate Los Angeles Unified efforts under the ADA to ensure programs are accessible by students, parents, and community members with disabilities.

Issues and Analysis:

Both Title II of the ADA and Section 504 of the Rehabilitation Act of 1973 impose broad-reaching prohibitions against discrimination on the basis of disability. As to facilities, a key requirement for both the ADA and Section 504 is program accessibility: programs, benefits, services, and activities provided by public entities must be accessible to people with disabilities. This means that a qualified individual with a disability is not to be discriminated against because the entity's facilities are inaccessible; however, this does not necessarily mean that all facilities must be accessible. While both laws do require that newly constructed and altered facilities meet stringent accessibility requirements, they do not require that all existing facilities meet those standards, so long as the programs and services provided in those facilities are made accessible to people with disabilities. A program or service can be made accessible by relocating it, providing it in a different manner, or utilizing some other strategy to ensure that people with disabilities have an equal opportunity to benefit from the entity's programs and activities. These proposed projects are in alignment with Los Angeles Unified's implementation of the Board-approved Self-Evaluation and Transition Plan.

Hollywood HS and Lowman have been assigned a Category Two accessibility level pursuant to the Transition Plan. An Accessibility Enhancement Project at Lowman was previously approved by the Board to support the implementation of the Transition Plan and construction is anticipated to be completed in the third quarter of 2024. In order to address a new request to provide accommodation to students and staff at Lowman, a separate Barrier Removal Project to upgrade two restrooms will be developed. Staff considered the possibility of reprioritizing Hollywood HS on the Transition Plan list and proposing a more robust scope that would address

all programmatic access requirements. However, it was determined that constructing one concrete ramp along with path of travel improvements at Hollywood HS would provide students and staff direct access to the classroom building. Additional accessibility improvements could be undertaken under a new project at a later date, as anticipated under the Transition Plan.

The Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA).

Attachments:

- Exhibit A - Four Accessibility Enhancement Projects
- Exhibit B - Two Barrier Removal Projects
- Exhibit C - Student Eligibility by Program at Six Schools
- Exhibit D - BOC Resolution
- Exhibit E - BOC Presentation

Informatives:

None

Submitted:

05/07/24

RESPECTFULLY SUBMITTED,

APPROVED BY:

ALBERTO M. CARVALHO
Superintendent

PEDRO SALCIDO
Deputy Superintendent, Business Services and Operations

REVIEWED BY:

APPROVED BY:

DEVORA NAVERA REED
General Counsel

KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

___ Approved as to form.

REVIEWED BY:

PRESENTED BY:

NOLBERTO DELGADILLO
Director, Budget Services and Financial Planning

AARON BRIDGEWATER
Director of Facilities Planning & Development
Facilities Services Division

___ Approved as to budget impact statement.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Exhibit A

Four Accessibility Enhancement Projects

1. Haskell Elementary STEAM Magnet Accessibility Enhancement Project

Region North, Board District 3 (Scott Schmerelson)

Project Background and Scope: The Haskell Elementary STEAM Magnet site spans 7.79 acres and is comprised of a K-5 magnet program. The building area is approximately 37,800 square feet and includes nine single-story permanent buildings, one multi-story permanent building and 12 relocatable buildings. The permanent buildings were constructed between 1953 and 1961. As of the 2023-2024 Electronic Capacity Assessment Review (E-CAR), the school serves approximately 570 students and currently 71 have been identified as having a disability.

The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to nine buildings are required including corrections, installation, or replacement of: nine restrooms, three drinking fountains, one upgrade in the nurse's exam room, 46 paths of travel, one assembly seating area, one parking area, one new stage lift, two concrete ramps, one metal ramp, and other accessibility upgrades such as door hardware, playground components/matting, railings, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$8,511,950

Project Schedule: Construction is anticipated to begin in Q4-2026 and be completed in Q2-2028.

2. Parthenia Academy of Arts & Technology Accessibility Enhancement Project

Region North, Board District 3 (Scott Schmerelson)

Project Background and Scope: The Parthenia Academy of Arts & Technology site spans 6.33 acres and is comprised of one traditional K-5 elementary program and one dual language program. The building area is approximately 40,872 square feet and includes six single-story permanent buildings, one multi-story permanent building and 14 relocatable buildings. The permanent buildings were constructed between 1957 and 1970. As of the 2023-2024 E-CAR, the school serves 440 students and currently 58 have been identified as having a disability.

The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, various upgrades to seven buildings are required including corrections, installation, or replacement of: nine restrooms, three drinking fountains, 17 paths of travel, two concrete ramps, one nurse's exam room, two assembly seating areas, one parking area, one new stage lift, one passenger loading area, and other accessibility upgrades such as door hardware, playground components/matting, railings, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$7,977,854

Project Schedule: Construction is anticipated to begin in Q4-2026 and be completed in Q2-2028.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Exhibit A

Four Accessibility Enhancement Projects

3. Perez Special Education Center Accessibility Enhancement Project

Region East, Board District 2 (Dr. Rocio Rivas)

Project Background and Scope: The Perez Special Education Center site spans 8.11 acres and is comprised of one special education program. The building area is approximately 110,560 square feet and includes three single-story permanent buildings and one multi-story permanent building. The permanent buildings were constructed between 1926 and 1981. As of the 2023-2024 E-CAR, the school serves 237 students, and all have been identified as having a disability.

The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, upgrades to three buildings are required including corrections, installation, or replacement of: one concrete ramp, 10 restrooms, seven drinking fountains, 26 paths of travel, one changing room, two parking areas, one bus loading zone, and other accessibility upgrades such as door hardware, playground components/matting, railings, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$7,033,153

Project Schedule: Construction is anticipated to begin in Q4-2026 and be completed in Q2-2028.

4. Willenberg Special Education Center Accessibility Enhancement Project

Region South, Board District 7 (Tanya Ortiz Franklin)

Project Background and Scope: The Willenberg Special Education Center site spans 9.29 acres and is comprised of one special education program. The building area is approximately 86,382 square feet and includes eight single-story permanent buildings, one multi-story permanent building and one relocatable building. The permanent buildings were constructed between 1950 and 2005. As of the 2023-2024 E-CAR, the school serves 150 students, and all have been identified as having a disability.

The site has been assigned a Category Two accessibility level. In order to meet the criteria for Category Two, upgrades to four buildings are required including corrections, installation, or replacement of: one concrete ramp, one parking area, three drinking fountains, seven restrooms, 14 paths of travel, one bus loading zone, and other accessibility upgrades such as door hardware, playground components/matting, railings, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$5,543,718

Project Schedule: Construction is anticipated to begin in Q4-2026 and be completed in Q2-2028.



LOS ANGELES UNIFIED SCHOOL DISTRICT

Board of Education Report

Exhibit B

Two Barrier Removal Projects

1. Hollywood HS Barrier Removal Project

Region West, Board District 4 (Nick Melvoin)

Project Background and Scope: Hollywood High School site spans 13.3 acres and is comprised of one traditional high school program, one new media Magnet program, and one performing arts Magnet program. The building area is approximately 40,611 square feet and includes one single-story permanent building, one multi-story permanent building and nine relocatable buildings. The permanent buildings were constructed between 1910 and 2003. As of the 2023-2024 E-CAR, the school serves 1,059 students and 126 have been identified as having a disability.

The site has been assigned a Category Two accessibility level. To meet the criteria for Category Two, upgrades to the school site are required including: one new concrete ramp, two path of travel upgrades, one accessible gate, two intercoms, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$1,276,444

Project Schedule: Construction is anticipated to begin in Q2-2026 and be completed in Q4-2026.

2. Lowman Special Education & Career Transition Center

Region North, Board District 6 (Kelly Gonez)

Project Background and Scope: Lowman Special Education & Career Transition Center site spans 5.77 acres and is comprised of a special education program. The building area is approximately 40,611 square feet and includes one single-story permanent building, one multi-story permanent building and nine relocatable buildings. The permanent buildings were constructed between 1949 and 1972. As of the 2023-2024 E-CAR, the school serves 166 students and 159 have been identified as having a disability.

The site has been assigned a Category Two accessibility level. To meet the criteria for Category Two, upgrades to one building are required including: upgrades of two restrooms, and any other required improvements or mitigations to ensure compliance with local, state and/or federal facilities requirements.

Project Budget: \$1,077,941

Project Schedule: Construction is anticipated to begin in Q2-2026 and be completed in Q4-2026.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report
Exhibit C

Student Eligibility by Program at Six Schools

Disability Category	Haskell Elementary STEAM Magnet	Hollywood HS	Lowman Special Education & CTC	Parthenia Academy of Arts & Technology	Perez Special Education Center	Willenberg Special Education Center
Autism (AUD)	13	20	45	28	107	71
Deaf-Blindness (DF)	0	0	0	0	<11	0
Deferred Eligibility (Preschool)	<11	0	0	<11	0	0
Emotional Disturbance (ED)	0	<11	0	0	0	<11
Hard of Hearing (HH)	0	<11	0	<11	0	0
Intellectual Disability (ID)	<11	0	54	1	96	63
Multiple Disabilities – Hearing (MDH)	0	0	<11	0	<11	0
Multiple Disabilities - Orthopedic (MDO)	0	0	49	0	32	<11
Multiple Disabilities - Vision (MDV)	0	0	<11	0	<11	<11
Orthopedic Impairment (OI)	0	<11	<11	0	<11	<11
Other Health Impairment (OHI)	12	22	<11	<11	<11	<11
Specific Learning Disability (SLD)	21	76	0	<11	<11	<11
Speech or Language Impairment (SLI)	22	<11	0	13	0	0
Visual Impairment (VI)	0	<11	0	0	0	0
Grand Total	71	126	159	58	237	150

To ensure confidentiality of individual student results and compliance with Los Angeles Unified policy and State guidelines, data is suppressed if the number of students included in calculations is less than 11.